

July 2005 Resolutions

For Ratification

Strategy & Budget Committee

Helen Rosenthal, Chairperson

1. Re: CD7's Out-of-School-Time Programs

Full Board Vote: 31 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, Community Board 7 voted unanimously to pass a resolution in support of full funding for out-of-school programs on February 1, 2005; and

WHEREAS, in the FY05 budget the City consolidated its programs and funding for after school programs from ACS (2) and DYCD YDDP (3) and DYCD TASC (4) into one program at DYCD newly called Out-of-School-Time (OST). In doing so, the City reduced the combined budgets by 30% from approximately \$91 million to \$74 million; and

WHEREAS, the City issued an OST RFP to all providers requiring them to submit new requests for contracts to provide after school services. The criteria for receiving funding are weighted toward "high need" zip codes (as defined by the RFP; none are in CD7) and programs that plan to provide services in City schools; and

WHEREAS, the City will no longer provide funding for transportation or overhead costs including rent, heat, electricity, custodial services, security and snack to programs not based "on-site" in City schools. Programs located in public schools will receive the above services "for free" courtesy of the Department of Education. However, programs that are located in free-standing centers cannot include these costs as an expense in the OST budget and will not be reimbursed even if the centers are located adjacent to public housing and serve a highly needy population; and

WHEREAS, it is expected the number of youth who participate in after school programs will decrease from 80,000 to 50,000 children citywide. Our analysis shows more than ten CD7 programs which applied for OST funding were not approved. Of the ten we contacted, they proposed to provide after school programs for approximately 700 children in all grades, with a cost of 1.2 million dollars beginning in September 2005; and

WHEREAS, we believe that all children should have access to after school programs. After school programs should include recreational, creative, educational and tutoring (or homework help) components. These programs also provide support and encouragement to children and adolescents thereby benefiting the entire community. We are concerned that the funding cuts and changes in the program, as reflected in the RFP, will leave many children and youth unsupervised and at increased risk of engaging in anti-social behavior;

BE IT RESOLVED THAT Community Board 7/Manhattan calls upon DYCD to:

1. Provide additional funding for the attached list of programs that serve the children in CD7.
2. Provide funding for transportation costs.
3. Provide additional overhead funding for center based after-school programs, particularly those located next door to public housing projects.
4. Increase the funding level per child from approximately \$2,500 in the current RFP to the standard of nearly \$5,000 per child. This will ensure that our children have access to quality after school programs.

Definitions:

(1) OST RFP: Out-of-School-Time Request for Proposals.

(2) ACS: New York City Administration of Children's Services.

- (3) DYCD YDDP: New York City Department of Youth and Community Development, Youth Development and Delinquency Prevention Program.
- (4) DYCD and TASC: New York City Department of Youth and Community Development and The After-School Corporation.
- (5) DPR: New York City Department of Parks and Recreation.

Committee: 5-0-0-0 . Steering: 9-0-0-0. Board Member: 1-0-0-0.

Parks & Preservation Committee

Lenore Norman, Chairperson

2. Re: Department of Parks & Recreation on proposal to construct paved paths along the "desire lines" between Riverside Drive and the service road from West 99th-101st Street.

Full Board Vote: 33 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the proposed design provides badly-needed restoration of the landscape at Firemen's Island; and

WHEREAS, the proposed paths follow existing north-south desire lines and are minimally intrusive to the landscape;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the preliminary design for the proposal to construct paved paths along the desire lines between Riverside Drive and the service road between 99th and 101st Streets.

Committee: 4-0-0-0. Public Member: 1-0-0-0.

3. Re: 124 West 72nd Street, d/b/a Cingular Wireless (Columbus-Amsterdam Avenue.)

Full Board Vote: 31 In favor 1 Against 0 Abstentions 0 Present

WHEREAS, taking into account the size, colors and LED characteristics of the proposed sign, Community Board 7 believes that it is reasonably appropriate to its site;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application#057086 to the Landmarks Preservation Commission for the installation of a sign.

Committee: 4-0-0-0. Public Member: 1-0-0-0.

4. Re: 34 West 89th Street (Central Park West-Columbus Avenue.)

Full Board Vote: 31 In favor 0 Against 1 Abstention 0 Present

WHEREAS, the Department of Buildings disapproved the application to install a double door with both sides opening, and also disapproved a symmetrical double door with only one side opening as too narrow; and

WHEREAS, the applicant installed an asymmetrical oak door with no glass panels, which is not in keeping with the Historic District;

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** application #055803 to the Landmarks Preservation Commission to legalize installation of a door without a permit; and calls on LPC and DOB to consult with the applicant and find an appropriate design.

Committee will vote prior to full board meeting.

5. Re: 127 West 79th Street (Columbus-Amsterdam Avenue)

Full Board Vote: 31 In favor 1 Against 0 Abstentions 0 Present

WHEREAS, Community Board 7/Manhattan applauds the owner of 127 West 79th Street for adopting a master plan for the future replacement of windows on all facades of the building; and

WHEREAS, Community Board 7/Manhattan believes that it would not be reasonable to require the reinstallation of divided light windows, and that one-over-one windows are a reasonably appropriate substitute; and

WHEREAS, Community Board 7/Manhattan believes that the installation of casements at the second and sixteen floors would be inappropriate, even though there is documentation that at some time in the past there were casements below the demilunes in those windows;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #055302 to the Landmarks Preservation Commission to create a master plan governing the installation of windows by shareholders at 127 West 79th Street, except that

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan **disapproves** the installation of casements at the second and sixteenth floors, and recommends that one-over-one double-hung windows be specified instead.

Committee: 4-0-0-0. Public Member: 1-0-0-0.

6. Re: 118 West 87th Street (Columbus-Amsterdam Avenue.)

Full Board Vote: 32 In favor 0 Against 0 Abstentions 1 Present

WHEREAS, the design and materials of the proposed rear and roof-top additions are appropriate to the historic fabric of the building; and

WHEREAS, the additions will not be visible from any public way;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application to the Landmarks Preservation Commission to replace street façade windows, to replace rear façade and construct a bay window and stairs, and construct a roof top addition.

Committee: 3-0-0-1. Public Member: 1-0-0-0.

7A. 131 West 70th Street (Columbus-Amsterdam Avenue.)

Full Board Vote: 30 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, Community Board 7/Manhattan applauds and encourages the restoration of stoops; and

WHEREAS, the proposed stoop design, with open sides and metal railings, is not consistent with the original style of the building, nor of sufficient historical validity;

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** application #055696 to the Landmarks Preservation Commission, the proposed design of the stoop at 131 West 70th Street on the ground that it has open sides and metal railings, which are inappropriate, rather than closed masonry-like sides, which would be appropriate; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan encourages the applicant to resubmit the proposed stoop with an appropriate redesign.

Committee: 3-0-1-0. Public Member: 1-0-0-0.

7B. 131 West 70th Street (Columbus-Amsterdam Avenue.)

Full Board Vote: 30 In favor 0 Against 1 Abstention 0 Present

WHEREAS, the proposed rear yard and rooftop additions will not be visible from any public way; and

WHEREAS, the applicant's architect has advised that the extension of the rear yard greenhouse into the 30-foot rear yard requirement is permissible;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #055696 to the Landmarks Preservation Commission, the proposed design for the rear yard extension and rooftop addition at 131 West 70th Street.
Committee: 4-0-0-0. Public Member: 1-0-0-0.

8. Re: 22 Riverside Drive (West 74th Street.)

Full Board Vote: 31 In favor 1 Against 0 Abstentions 0 Present

WHEREAS, there is an existing, original metal greenhouse of like design on the north side of the roof; and

WHEREAS, although, like the north greenhouse, the proposed south greenhouse will be visible from Riverside Park and Riverside Drive, it will present to the viewer a symmetrical element with the original north greenhouse,

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #057276 to the Landmarks Preservation Commission to construct a rooftop addition.
Committee: 4-0-0-0. Public Member: 1-0-0-0.

9. Re: 330 West 77th Street (West End Avenue-Riverside Drive.)

Full Board Vote: 31 In favor 1 Against 0 Abstentions 0 Present

WHEREAS, the proposed rear yard addition and other new construction will not be visible from any public way;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application #056892 to the Landmarks Preservation Commission to construct rear yard and rooftop additions and to install a new parapet wall and railing at the roof.
Committee: 4-0-0-0. Public Member: 1-0-0-0.

Transportation Committee

Andrew Albert, Chairperson

10. Re: 474 Columbus Avenue (West 83rd-84th Streets.)

Full Board Vote: 32 In favor 1 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan approves new application to the Department of Consumers Affairs by ARK 474 Corp., d/b/a Columbus Bakery, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Committee: 2-0-0-0. Board Members: 2-0-0-0.

11. Re: 2180 Broadway (West 77th Street.)

Full Board Vote: 26 In favor 5 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application DCA#1021206/ULURP#N050327ECM to the Department of Consumers Affairs by 2180 Broadway Restaurant, Inc., d/b/a Manhattan Diner, for a two-year consent to operate an enclosed sidewalk café with 18 tables and 38 seats.

Committee: 2-0-1-0. Board Members: 0-0-2-0.

12. Re: 237 Columbus Avenue (West 71st Street.)

Full Board Vote: 31 In favor 0 Against 2 Abstentions 0 Present

WHEREAS, there have been an inordinate amount of noise complaints pertaining to Bin 71; and

WHEREAS, Community Board 7 does not grant outdoor cafe permits to businesses that have

not been open for at least six months; and

Whereas, Bin 71 would have many more seats outside than inside as a result of this café; and

WHEREAS, it appears that the majority of their business is wine & beer, and NOT food,

BE IT RESOVLED THAT Community Board 7/Manhattan **disapproves** the revised new application DCA#1193176 to the Department of Consumer Affairs by 71 Wine Bar Café Operating, Corp., d/b/a Bin 71, for a two-year consent to operate an unenclosed sidewalk café (previously 10 tables and 20 seats.)

Committee: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

Health & Human Services Committee

Barbara Van Buren, Chairperson

Joint with Land Use Committee

Richard Asche, Chairperson

13. Re: 2612 Broadway, Marion Hotel (West 98th-99th Street.) Lantern Group's plans for conversion of the Marion Hotel, a commercial single-room-occupancy hotel, into 136 units of permanent supportive housing for homeless and low-income adults with special needs.

Full Board Vote: 22 In favor 0 Against 9 Abstentions 0 Present

The New York City Department of Housing, Preservation & Development (HPD) has requested

the advice of Community Board 7 with respect to its proposed financing of the acquisition and renovation of the Marion Hotel (2612 Broadway) by the Lantern Group, a not-for-profit corporation specializing in the renovation and operation of housing facilities in single room occupancy buildings, for low income and special needs populations.

The Marion Hotel presently contains 144 SRO units. Most of its tenants have been placed on an emergency, temporary basis by HASA, the HRA unit responsible for working with people living with HIV/AIDS. The owner currently receives \$1,500 per month per unit from the City. The facility also houses 11 rent-stabilized tenants. There are no social services located at the facility.

The Lantern Group proposes to acquire and renovate the facility at a total cost of \$23 million. Of this amount, \$13.5 million will be contributed by HPD; \$9.2 million will be raised by the sale of federal tax credits; and \$865,000 will be contributed by the developer. The renovation plans call for the construction of a kitchen and dining facility, as well as social services and other offices on the ground floor and a portion of the basement. The upper floors will be renovated so as to provide more modern facilities and (in some cases) slightly larger rooms. Each room will contain a sink, refrigerator and microwave oven. There will be approximately one bathroom for every three tenants. The total number of units will be reduced from 144 to 135. The developer will not evict any tenants or relocate them outside the facility during the renovation process.

The developer plans to reduce the population of HIV/AIDS tenants from 122 at present to approximately 45, but without any involuntary transfers.

When complete, the facility will house six psychiatric social workers, a vocational education specialist, an independent living specialist, nine resident monitors, two kitchen assistants and other support staff and program directors. The developer will reach out to the surrounding community for other specialists and assistance where required.

HPD and the developer have assured Community Board 7 that the developer has a significant track record of developing similar facilities (although the proposed project will be the largest it has undertaken). HPD and the developer have also assured Community Board 7 that the developer is fiscally responsible and operationally sound. The developer has assured Community Board 7 that the project will be adequately funded by rental subsidies, and payments by HASA, DMH and DHS in addition to modest rental payments (averaging approximately \$200 per month per unit).

Concerns have been raised with respect to the lack of one toilet per HIV/AIDS resident. This has been the standard for housing for people living with AIDS. It is also the model for Lantern's other housing projects, which have been new constructions. The developer and HPD have advised Community Board 7 that HASA, the city agency which is most directly involved with HIV/AIDS individuals, is aware of and approves the plans for the facility; and further, the developer has assured Community Board 7 that most of the HIV/AIDS tenants will not be acutely ill and that the provision of one toilet for every three tenants will pose no health or other risk. In the event that tenants become ill, they will be relocated to more suitable facilities. The developer has also agreed that prospective tenants referred by HASA will be given information concerning bathroom arrangements prior to coming for an interview.

Concerns were expressed that commercial establishments currently occupying the Broadway frontage on the ground floor will be removed to make room for a dining room on one side and an office on the other. The architect has assured Community Board 7 that every effort will be made to design the Broadway frontage to conform to the general appearance of commercial frontage in the area. In view of the need for space in the facility, particularly a dining room, Community Board 7 does not object to the removal of the commercial establishments.

The developer has assured Community Board 7 that it will form or work with a community advisory board.

Tenants will be subject to an income ceiling of 60% of the area mean, currently \$26,400.

The developer has agreed to provide annual reports to the Community Board.

Based upon the representations made by HPD and/or the developer reflected above, Community Board 7/Manhattan **approves** the proposed acquisition of the Marion Hotel by the Lantern Group.

Committees: 5-0-0-0. Board Member: 1-0-0-0. Public Member: 1-0-0-0.